

Cross Property Agent Full 1 Page



MLS#:	4985125	Active	List Price:	\$11,999,999
Addr:	400 Corporate Court			
PO:	Valley Cottage	County:	Rockland County	
City/Town:	Clarkstown	Zip:	10989-2033	
Village:	None	Hamlet/Loc:	Valley Cottage	
COM Type:	Industrial	Type:	Truck Terminal / Hub / Transit	
Tran Type:	Sale	Complex:	Brega Transport	
Bldg Size:	45,840	Levels:	2.00	Sqft/Av Spc: 45,840
Lot Size:	16.9 Acres	Zoning:	LIO	
Bus Name:	Brega Transport			
Bus Desc:	Transportation			

Recent: **07/11/2019 ::**

Current Use:	Business, Office	Permit Use:	Business, Light Industrial, Mixed, Utility, Warehouse	
Elevator:		Sprinkler:		
Ceiling Height:		Wknd Svc:		
Elec Co:		Yr Blt:	2009 / Actual	
Parking:	Garage Parking, Lot Parking	Elec Amps:		
Tax ID#:	392089.052.019-0001-001.000/0000	Net Op Inc:		
Tax:	\$176,814	Assmt:	\$1,206,100	Tot Inc Yr: Tot Exp Yr:

Amenities:
Includes:
Excludes:
Heat Zones/Type: **Forced Air**
A/C: **Central**
Garbage:
Plumbing:
Lot Description: **Level**

Fuel: **Natural Gas**
Water: **Municipal**
Sewer: **Municipal**
Gas Avail:

Public Remarks
Class A Bus & Truck Transportation Property! This property is improved with a 1 and 2 part bus dispatch and maintenance terminal, constructed circa 2009, containing 45,840+/-SF of gross building area which includes 16,560+/-SF of office space. It is situated on a site 16.90+/- acres and zoned LIO light industrial office and R-15 medium density residential districts. Bus terminal = 29,280+/-SF and office space = 16,560+/-SF. Office has 8' ceilings. Warehouse 22' perimeter to 44' at gable. 19 drive in doors. 21 roll up doors with 16' foot clearance. Central ac in office space only.

Agent Only Remarks

LB must accompany all showings. Must have a confirmed appointment.

Show Instr: **Must have confirmed appts. Contact LB**
Access for Show: **Broker**
Directions: **Executive Blvd to Corporate Way to Corp Ct**

Appt Ph:	845-770-1205	Appt Ph 2:		DOM:	
Owner:	Rtb Properties LLC	Mod/Excl:	NONE	Org Price:	\$11,999,999
LA:	(23550) Paul W. Adler	LA Ph:	(917) 577-0497	List Dt:	07/11/2019
LA Email:	paul.adler@randcommercial.com	LO Ph:	(845) 634-0540	Agr Type:	ERS
LO:	(RAND19) Rand Commercial	CLA Ph:		Neg Thru:	Listing Agent
CLA:		CLO Ph:		CLA Email:	
CLO:		BRA:	0%	\$/SqFt:	\$261.78
SA:	BA: 2%				

Prepared By: Paul W. Adler

Date Printed: 07/11/2019

Cross Property Agent Photo Gallery

MLS#: [4985125](#)

400 Corporate Court









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City/Town:	Clarkstown	Lot Size:	16.9 Acres	Bldg Size:	45,840	Sqft/Avl Spc:	45,840
COM Type:	Commercial	Levels:	2.00	Tax Year:	2019	Tax:	\$176,814
Tran Type:	Sale	Zoning:	LIO			Yr Blt:	2009 / Actual
Tax ID#:	392089.052.019-0001-001.000/0000						
Current Use:	Business, Office	Fuel:	Natural Gas				
Permitted Use:	Business, Light Industrial, Mixed, Utility, Warehouse			Sewer:	Municipal		
Heat:	Forced Air	Gas Avail:		A/C:	Central		
Water:	Municipal						
Plumbing:							
Parking:	Garage Parking, Lot Parking						
Busns Desc:	Transportation						

Amenities:

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Owner:	Rtb Properties LLC	Mod/Excl:	NONE	DOM:	
LA:	(23550) Paul W. Adler	LA Ph:	(917) 577-0497	Org Price:	\$11,999,999
LA Email:	(paul.adler@randcommercial.com)	LO Ph:	(845) 634-0540	List Dt:	07/11/2019
LO:	(RAND19) Rand Commercial	CLA Ph:		Agr Type:	ERS
CLA:		CLO Ph:		Neg Thru:	Listing Agent
CLA Email:		BRA:	0%		
CLO:					
SA:	BA: 2%				

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